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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Kings Langley
OFFERS IN EXCESS OF £300,000

Kings Langley

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£300,000

Sterling are pleased to offer for sale this well presented two double bedroom apartment with allocated parking set over the first floor of the popular Ovaltine Development with views over the Grand Union Canal and situated within easy reach of Kings Langley Station. Internally the accommodation comprises entrance hallway, spacious reception/dining room with Juliet balcony, fitted kitchen with appliances, two well appointed bedrooms, the master with en-suite shower room, and further bathroom with overhead shower. In addition to secure underground parking this delightful property also benefits from passenger lift and spectacular views of the canal. Offered for sale with no upper chain.

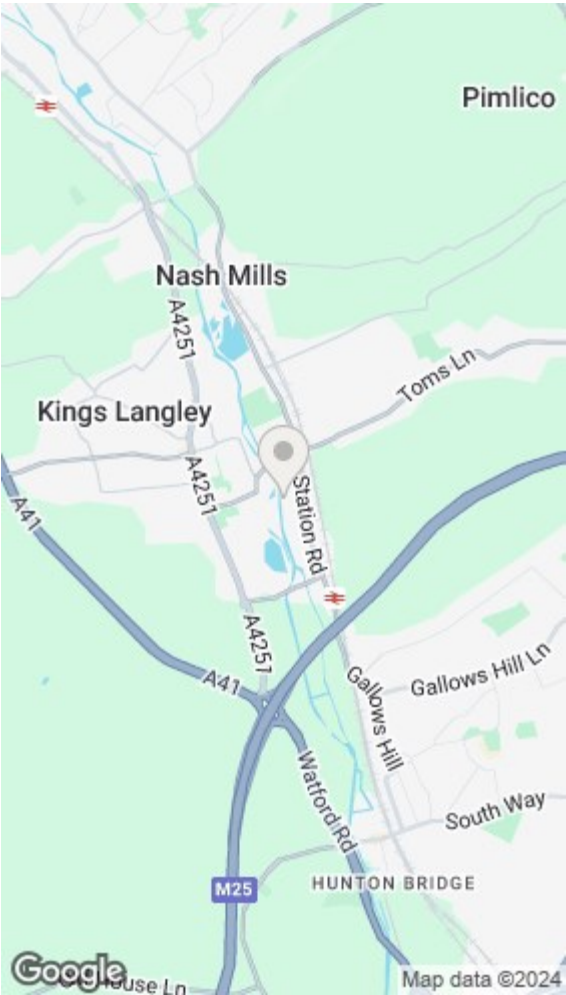


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Total area: approx. 78.7 sq. metres (846.8 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





- * Two Double Bedrooms *
- * Spacious Reception/Dining Room *
- * Kitchen with Appliances *
- * Allocated Underground Parking *
- * Stunning Canal Side Setting *
- * Walk to Station * Juliet Balcony *
- * Two Bathrooms



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Distance to Stations
 Kings Langley Station (0.4 Miles)
 Apsley Station (1.7 Miles)
 Hemel Hempstead Station (3.0 Miles)

Distance to Schools
 Kings Langley Primary School (0.9 Miles)
 Kings Langley Secondary School (1.1 Miles)
 The Divine Saviour Roman Catholic Primary School (1.4 Miles)
 Abbots Langley School (1.8 Miles)
 Longdean School (2.5 Miles)
 Parmiter's School (3.3 Miles)

Material Information
 Council Tax Band - E (Three Rivers District Council)

Lease Information
 Lease 125 years from 31st December 2005
 Service Charge £3566.54 per annum
 Ground Rent £200 per annum

Agents Information For Buyers
 Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale

confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
 3. Passport photo ID for ALL connected purchasers and a utility bill.
 Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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